

# Canyon Oaks Owners' Association

9925 Laurel Springs Avenue  
Las Vegas, Nevada 89134

March 7, 2006

City of Las Vegas, Planning and Development Department  
731 South Fourth Street  
Las Vegas, NV 89101

## RE: WATER FEATURE EXEMPTION – JUSTIFICATION LETTER

Dear Ms. Hartman-Maynard:

Again, thanks for all your help with this process.

At the entrance to the Canyon Oaks neighborhood is an existing water feature that was originally included in the design and development of the neighborhood. Its physical address is 2000 Crestdale Lane, Las Vegas, Nevada 89134 (Crestdale and Aspen Ridge), parcel number 138-19-297-028. It was intended to provide a beautiful and tranquil setting for residents returning from work or play. The water feature consists of a small water retention pool (14' long by 6' wide and 12 to 16 inches in depth) with a surface area of approximately 67.2 square feet and a rock waterfall (5' high and 13' wide). Water is recycled using a simple pump, which when connected, runs several hours per day.

During a recent homeowner's association meeting, a concern was raised by several neighbors who indicated that home sales in the community seemed slower than normal. Realtors representing properties in the community have indicated that several potential buyers expressed concern over the condition of the front entrance and the unattractive/odd appearance of the dry fountain.

The Canyon Oaks' neighborhood is a relatively high-density development with limited turf areas applicable for removal. There are two (2) small common areas with turf that are adjacent to gates leading to the Summerlin trail system and these areas are used frequently by residents and their pets, and there are two (2) small strips of turf at the neighborhood's front entrance. Please see the attached plat map, common turf areas have been highlighted. Given these limited options for consumptive use savings, our association has determined that the best solution for our community is to pay the first-year fee based on the surface area of the fountain and the required annual fee each year thereafter.

The name and account number on the existing Las Vegas Valley Water District account responsible for this water feature is: Canyon Oaks Owners' Association, #5472442962.

Thank you in advance for your consideration of this request.



Greg Krohn  
President, Canyon Oaks Owners' Association

GK/cf

Attachments (1)

**DIR-14960**  
**08-16-06 CC**